098.0	0004	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,081,900 /	1,081,900
					USE VALUE:	1,081,900 /	1,081,900
					ASSESSED:	1,081,900 /	1,081,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRUY MARK A/TRUSTEE &
Owner 2:	ROTHMAN JOHANNA/TRUSTEE
Owner 3:	34 BRADLEY ROAD NOMINEE TRUST
Street 1:	34 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRUY MARK & -
Owner 2:	ROTHMAN JOHANNA -
Street 1:	34 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,865 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 3269 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9865.000	580,700		501,200	1,081,900
Total Card	0.226	580,700		501,200	1,081,900
Total Parcel	0.226	580,700		501,200	1,081,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.96 | /Parcel: 330.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 63825
GIS Ref:
GIS Ref:
Insp Date: 05/27/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	580,500	0	9,865.	501,200	1,081,700	1,081,700	Year End Roll	12/18/2019
2019	101	FV	440,200	0	9,865.	501,200	941,400	941,400	Year End Roll	1/3/2019
2018	101	FV	440,200	0	9,865.	429,600	869,800	869,800	Year End Roll	12/20/2017
2017	101	FV	440,200	0	9,865.	400,900	841,100	841,100	Year End Roll	1/3/2017
2016	101	FV	440,200	0	9,865.	343,700	783,900	783,900	Year End	1/4/2016
2015	101	FV	438,100	0	9,865.	307,900	746,000	746,000	Year End Roll	12/11/2014
2014	101	FV	259,300	0	9,865.	284,900	544,200	544,200	Year End Roll	12/16/2013
2013	101	FV	259,300	0	9,865.	271,700	531,000	531,000		12/13/2012

!7958!

PRINT

Date	Time
12/10/20	22:33:17

LAST REV

Date	Time
07/20/16	10:23:45
mmcmakin	
7958	

USER DEFINED

Prior Id # 1:	63825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRUY MARK &,	66893-324		3/7/2016	Convenience	1	No	No		
CARNEY JOHN A,	62919-28		11/13/2013		749,000	No	No		
PAPALIA SUSAN S	62645-489		9/17/2013	Change>Sale	650,000	No	No		
STELLA MARY D	47762-118		7/6/2006	Family	10	No	No		
STELLA LOUIS	29318-502		11/3/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2014	121		200,000	C				
2/18/2014	117	Heat App	14,000	C				
1/23/2014	57	Renovate	235,365	O				
9/26/2013	1435	Renovate	40,000	C				
11/20/2007	1066	Re-Roof	11,900					

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	Meas/Inspect	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
3/10/2014	Info Fm Prmt	EMK	Ellen K
3/6/2014	Info Fm Prmt	EMK	Ellen K
2/27/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9865		Sq. Ft.	Site		0	70.	0.73	4									501,167						501,200	

Total AC/HA: 0.22647 | Total SF/SM: 9865 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,167 | Spl Credit | Total: 501,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	19 - Texture 111	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.21209848
Const Adj.:	1.02489746
Adj $ / SQ:	118.016
Other Features:	134046
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	651037
Depreciation:	70312
Depreciated Total:	580725

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

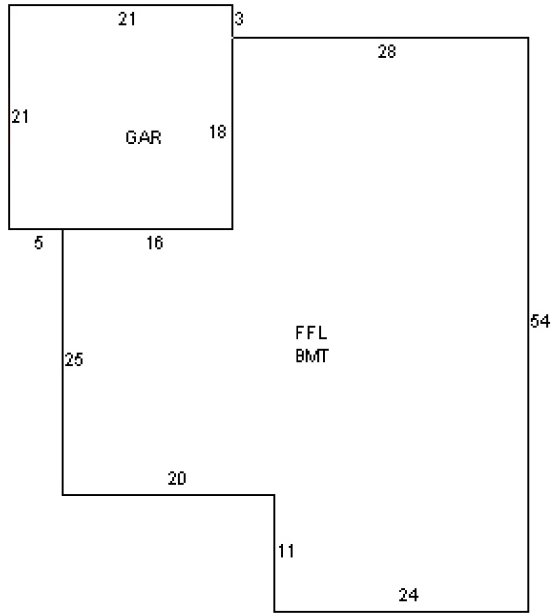
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	156.96
Special Features:	0	Val/Su Net:	139.02
Final Total:	580700	Val/Su SzAd	310.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,868	67.270	125,659
FFL	First Floor	1,868	118.020	220,454
GAR	Garage	441	21.180	9,342
	Net Sketched Area:	4,177	Total:	355,455
Size Ad	1868	Gross Are	4177	FinArea 3269

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: